



**College View
Llandovery
Carmarthenshire.**

Price **£185,000**

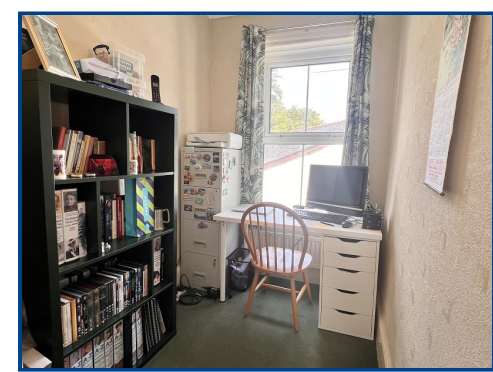


- 3 Bedroom Mid Terrace Town House
- Living Room, Dining Room, Kitchen & Bathroom
- Rear Garden With Summer House
- Rear Pedestrian Access
- Situated In A Convenient Town Location

General Description

A mid terraced 3 bedroom town house situated within level walking distance of the town centre facilities. The accommodation comprises; 3 bedrooms, kitchen, dining room, living room and bathroom.

EPC Rating: D61



Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

College View, Llandovery, Carmarthenshire.

Property Description

A mid terraced 3 bedroom town house situated within level walking distance of the town centre facilities. The accommodation comprises; 3 bedrooms, kitchen, dining room, living room and bathroom. To the rear of the property is a garden mostly laid to lawn with storage shed, outside toilet and summer house. At the bottom of the garden is a gated pedestrian access for rear access.

The market town of Llandovery offers good shopping facilities with variety of shops, post office, patisserie, butcher, library, newsagent, doctors surgery and cottage hospital, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the outskirts of the town.

Entrance Hall

With staircase to first floor. Radiator.

Dining Room (11' 0" x 10' 07") or (3.35m x 3.23m)

Plus bay window. Radiator.

Living Room (14' 11" Max x 12' 07") or (4.55m Max x 3.84m)

With former gas fire in brick surround with mantel over and shelved alcoves to either side. Understairs cupboards. Double door to kitchen.

Kitchen (16' 01" x 9' 02") or (4.90m x 2.79m)

With a range of floor and eye level drawers and cupboards. Breakfast bar and larder cupboard. Sink and drainer. Plumbing for dishwasher. Part tiled walls. Velux window. French doors to rear. Radiator.

First Floor

Landing

With access hatch to roof space. Radiator.

Bathroom (9' 0" x 8' 06") or (2.74m x 2.59m)

With panelled bath and shower over. Low level wc. Wash hand basin. Heated towel rail. Part panelled walls. Part tiled walls. Airing cupboard with shelving and Worcester gas fired boiler.

Bedroom 1 (10' 05" x 10' 02" Max) or (3.18m x 3.10m Max)

With radiator.

Bedroom 2 (13' 02" x 10' 01") or (4.01m x 3.07m)

Plus bay window. Radiator.

Bedroom 3 (9' 07" x 5' 07") or (2.92m x 1.70m)

With radiator.

Externally.

To the rear of the property is a Ty Bach (wc) with low level wc and plumbing for washing machine and electric points. Storage Shed. Lawned garden with flower border. Summer House. Rear gate with pedestrian access.

Services

With mains water, electricity, gas and drainage. Gas central heating from Worcester gas fired boiler.

Agents Note

We have been informed by the vendor that a new kitchen was installed in January 2024.

Council Tax

Band C

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Tenure

Freehold

